

FINAL PLAT
FIRESTONE SAFEWAY
LYING IN THE SOUTHWEST QUARTER OF SECTION 19
TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 3

OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED KAREN A HAMILTON, LAVERN L HAMILTON AND SAFEWAY STORE 45, INC., A DELAWARE CORPORATION, BEING THE OWNERS OF THE LAND SHOWN IN THIS FINAL PLAT AND DESCRIBED AS FOLLOWS:

LOTS 3, 4, 6 THROUGH 18, BLOCK 1, AND LOTS 1 THROUGH 8, BLOCK 2, TOGETHER WITH COMMERCE CIRCLE, THE ZADEL RANCH COMMERCE VILLAGE AS RECORDED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NUMBER 01905061, LYING IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER N89°40'09"E, 179.60 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE FIRESTONE TRAIL AS RECORDED IN SAID OFFICE IN BOOK 1596, PAGE 830 AT RECEPTION NUMBER 2538622; THENCE ALONG SAID RIGHT-OF-WAY LINE N00°52'30"W, 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GRANT AVENUE; THENCE CONTINUING N00°52'30"W ALONG SAID FIRESTONE TRAIL RIGHT-OF-WAY 272.26 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11, BLOCK 1, ALSO BEING THE **POINT OF BEGINNING**;

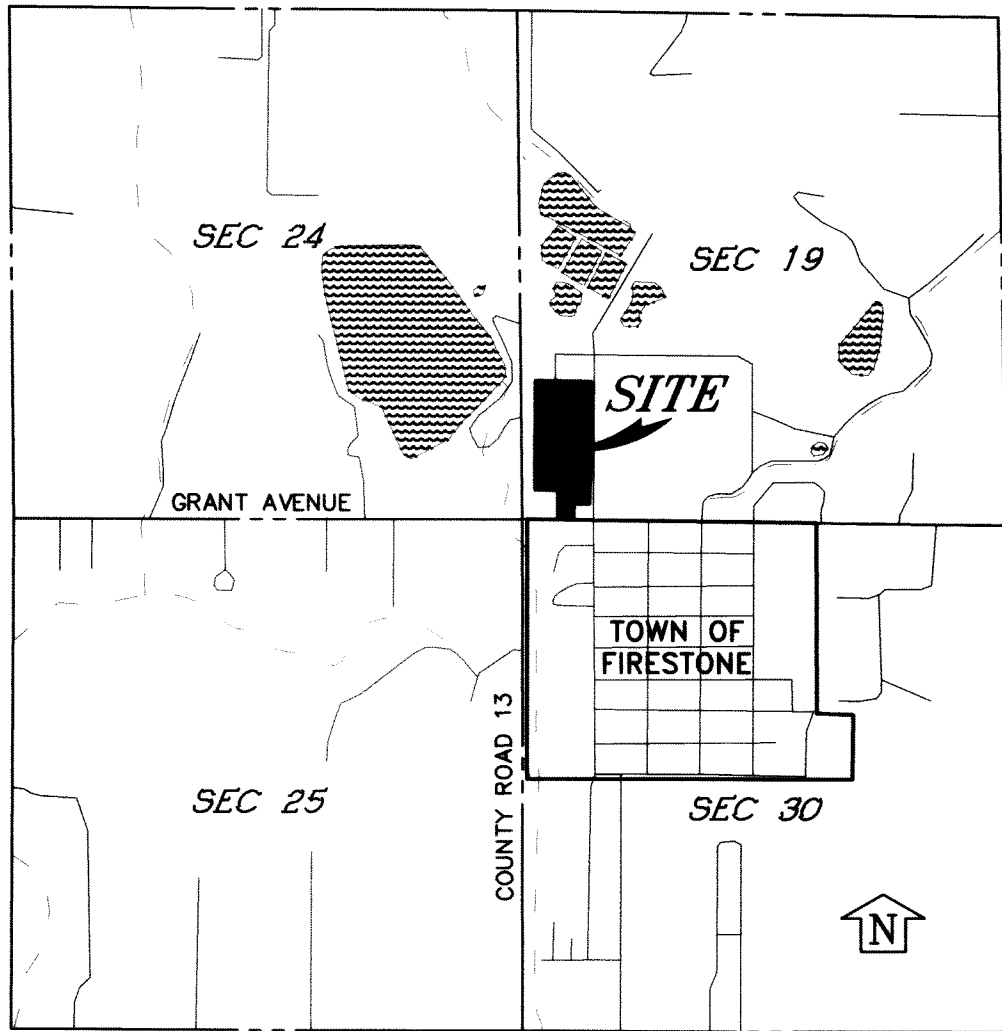
THENCE ALONG THE PERIMETER OF SAID LOTS 3, 4, 6-18, BLOCK 1, LOTS 1-8, BLOCK 2, AND ACROSS COMMERCE CIRCLE CONNECTING SAID LOTS; CONTINUING N00°52'30"W ALONG SAID FIRESTONE TRAIL RIGHT-OF-WAY AND THE WEST LINE OF SAID PLAT, 1592.51 FEET; THENCE S61°32'30"E, 17.78 FEET; THENCE N00°52'30"W 115.00 FEET; THENCE S61°32'30"E, 123.88 FEET; THENCE S90°00'00"E, 448.46 FEET; THENCE S29°05'30"W, 92.77 FEET; THENCE S61°32'30"E, 15.00 FEET; THENCE N29°05'30"E, 88.39 FEET; THENCE SOUTHERLY, ALSO ALONG THE WEST RIGHT-OF-WAY OF FIRST STREET NORTH AND IT'S EXTENSION THE FOLLOWING (5) FIVE COURSES:

1. S00°52'30"E, 1401.91 FEET TO A POINT OF CURVATURE;
2. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 507.62 FEET, A CENTRAL ANGLE OF 06°03'03", AN ARC LENGTH OF 53.61 FEET, WHOSE LONG CHORD BEARS S02°09'02"W, 53.58 FEET;
3. S05°10'33"W, 114.12 FEET TO A POINT OF CURVATURE;
4. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 567.62 FEET, A CENTRAL ANGLE OF 6°03'03", AN ARC LENGTH OF 59.94 FEET, WHOSE LONG CHORD BEARS S02°09'02"W, 59.92 FEET;
5. S00°52'30"E, 135.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 5, BLOCK 1;

THENCE S90°00'00"W, 162.26 FEET TO THE NORTHWEST CORNER OF SAID LOT 5, BLOCK 1; THENCE S00°52'30"E, 134.94 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5, BLOCK 1, SAID POINT ALSO BEING ON NORTHERLY RIGHT-OF-WAY OF GRANT AVENUE; THENCE S89°40'09"W ALONG SAID RIGHT-OF-WAY, 162.27 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 1; THENCE N00°52'30"W, 270.87 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE S90°00'00"W, 240.29 FEET TO THE **POINT OF BEGINNING**. CONTAINING 23.43 ACRES, MORE OR LESS.

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF FIRESTONE SAFEWAY, A SUBDIVISION OF A PART OF THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE TOWN OF FIRESTONE THE STREETS, AVENUES (AND OTHER PUBLIC PLACES, TRACTS/OUTLOTS) AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE TOWN OF FIRESTONE AND ALL SERVING PUBLIC UTILITIES (AND OTHER APPROPRIATE PUBLIC ENTITIES) THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AS SHOWN, AND BY THESE PRESENTS DO HEREBY VACATE THE ROADS AND EASEMENTS SHOWN HEREON WITH HATCHING INDICATED IN THE LEGEND.

IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, WATER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE TOWN OF FIRESTONE, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE TOWN OF FIRESTONE, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE TOWN OF FIRESTONE SHALL BECOME THE SOLE PROPERTY OF SAID TOWN OF FIRESTONE, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES AND/OR QWEST COMMUNICATIONS, INC., WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR QWEST COMMUNICATIONS, INC. AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF FIRESTONE, COLORADO.



VICINITY MAP
SCALE: 1" = 2000"

OWNER

KAREN A. & LAVERN L. HAMILTON

BY: Karen A. Hamilton
KAREN A. HAMILTON

BY: Lavern L. Hamilton
LAVERN L. HAMILTON

NOTARIES CERTIFICATE

STATE OF COLORADO)
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF February, 2001, BY KAREN A. & LAVERN L. HAMILTON.

WITNESS MY HAND AND OFFICIAL SEAL

Patricia Ann Nelson
NOTARY PUBLIC
April 22, 2001
MY COMMISSION EXPIRES



OWNER

SAFEWAY STORES 45, INC., A DELAWARE CORPORATION

BY: Linda S. Macdonald

BY: Wendee Mitchell

ITS: Asst. Vice President

ITS: Asst. Secretary

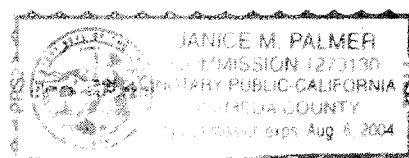
NOTARIES CERTIFICATE

CALIFORNIA
STATE OF COLORADO)
ALAMEDA)SS
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF February, 2001, BY SAFEWAY STORES 45, INC., A DELAWARE CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

Janice M. Palmer
NOTARY PUBLIC
August 6, 2004
MY COMMISSION EXPIRES



NOTES

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY FARNSWORTH GROUP TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. TITLE COMMITMENT NO. FC188557-2, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE SEPTEMBER 11, 1998 WAS RELIED ON FOR ANY RIGHTS OR EASEMENTS WHICH MAY EFFECT A PORTION OF THIS PROPERTY BUT ARE NOT GRAPHICALLY DEPICTED. THE FOLLOWING B-2 EXCEPTIONS ARE NOTED:

EXCEPTION 13 - BLANKET EASEMENT GRANTED TO PANHANDLE EASTERN PIPELINE COMPANY FOR GAS PIPELINE. GAS PIPELINES ARE LOCATED AS SHOWN HEREON. (SEE NOTE 3)

2. **NOTICE:** ACCORDING TO COLORADO LAW YOU **MUST** COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

3. BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 19 BEARING SOUTH 89°40'09" WEST AS SHOWN ON THE PLAT OF THE ZADEL RANCH COMMERCE VILLAGE AND MONUMENTED ON THE WEST BY A 2.5" ALUMINUM CAPPED MONUMENT IN RANGE BOX, LS 22576 AND ON THE EAST BY A 3.25" BRASS CAPPED MONUMENT IN MONUMENT BOX, NOT LEGIBLE.

4. BASED ON A REVIEW OF FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 080241 001 B, DATED DECEMBER 18, 1979, THIS PROPERTY LIES IN ZONE A0 (AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE AND THREE FEET; AVERAGE DEPTHS OF INUNDATION ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED), ZONE B (AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD), AND ZONE C (AREAS OF MINIMAL FLOODING).

5. EASEMENT DESIGNATED AS "PER PLAT" WERE CREATED BY THE PLAT OF THE ZADEL RANCH COMMERCE VILLAGE. EASEMENTS WITH NO DESIGNATION ARE DEDICATED BY THIS PLAT.

6. THIS PLAT REPRESENTS A RESUBDIVISION OF PART OF THE ZADEL RANCH COMMERCE VILLAGE, RECORDED IN THE WELD COUNTY CLERK AND RECORDERS OFFICE IN B 0978, F 2074, REC 01905061.

7. ALL LOTS AND TRACT A ARE SUBJECT TO CROSS ACCESS EASEMENTS.

8. THE PROPOSED FUTURE ACCESS FROM ROAD 13 TO TRACT A SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE TOWN OF FIRESTONE AT THE TIME OF FINAL DEVELOPMENT PLAN FOR TRACT A.

TOWN CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT OF FIRESTONE SAFEWAY WAS APPROVED ON THIS 23rd DAY OF February, 2001, AND THAT THE MAYOR OF THE TOWN OF FIRESTONE ON BEHALF OF THE TOWN OF FIRESTONE, HEREBY ACKNOWLEDGES SAID PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

Chai Andersen
MAYOR
ATTEST: TOWN CLERK



ATTORNEY CERTIFICATE

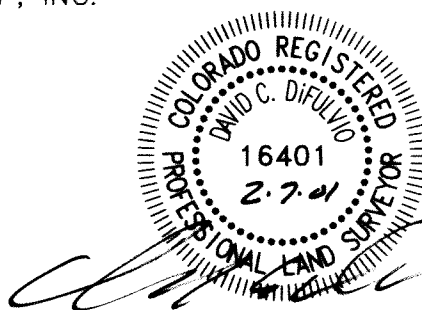
I, LINDA S. MACDONALD, BEING AN ATTORNEY LICENSED IN THE STATE OF CALIFORNIA DO HEREBY CERTIFY THAT I HAVE EXAMINED AND FOUND THE TITLE TO ALL PUBLIC LANDS DEDICATED BY THIS PLAT TO BE THE DEDICATORS, FREE AND CLEAR OF ALL MONETARY LIENS AND ENCUMBRANCES (SUCH AS MORTGAGES, DEEDS OF TRUSTS, MECHANIC LIENS, ETC), OR IN LIEU THEREOF AND SUBJECT TO THE APPROVAL OF THE TOWN ATTORNEY, A TITLE INSURANCE POLICY INSURING THE TOWN'S TITLE TO ALL PUBLIC LANDS DEDICATED TO IT TO BE FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

Linda S. Macdonald
ATTORNEY

SURVEYOR'S CERTIFICATE

I, DAVID C. DIFULVIO, A COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS SUBDIVISION PLAT WAS PREPARED FROM AN ACTUAL SURVEY UNDER MY SUPERVISION, THAT THE MONUMENTATION AS INDICATED HEREON WAS FOUND OR SET AS SHOWN, AND THAT THE FOREGOING PLAT IS AN ACCURATE REPRESENTATION THEREOF, ALL THIS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

FOR AND ON BEHALF OF FARNSWORTH GROUP, INC.
BY: DAVID C. DIFULVIO, LS 16401



SURVEYOR:
FARNSWORTH GROUP, INC.
2696 SOUTH COLORADO BOULEVARD, SUITE 250
DENVER, COLORADO
80222

OWNER:
LAVERN L & KAREN A HAMILTON, TRUSTEES
PO BOX 18
FIRESTONE, COLORADO
80520

OWNER:
SAFEWAY STORES 45, INC.
5918 STONERIDGE MALL ROAD
PLEASANTON, CALIFORNIA
94588-3229

DEVELOPER:
SAFEWAY INC.
6900 SOUTH YOSEMITE STREET
ENGLEWOOD, COLORADO
80112

2828882 02/28/2011 03:20P JA Suki Tsukamoto
2 of 3 R 30.00 D 0.00 Weld County CO

FIRESTONE SAFEWAY

LYING IN THE SOUTHWEST QUARTER OF SECTION 19
TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 2 OF 3

LAVERN L & KAREN A HAMILTON, TRUSTEES
UNPLATTED

$\Delta=06^{\circ}03'03''$
 $R=507.62'$
 $L=53.61'$
 $CHB=S02^{\circ}09'02''W$

$\Delta=06^{\circ}03'03''$
 $R=567.62'$
 $L=59.94'$
 $CHB=S02^{\circ}09'02''W$

THE TOWN OF FIRESTONE
UNPLATTED

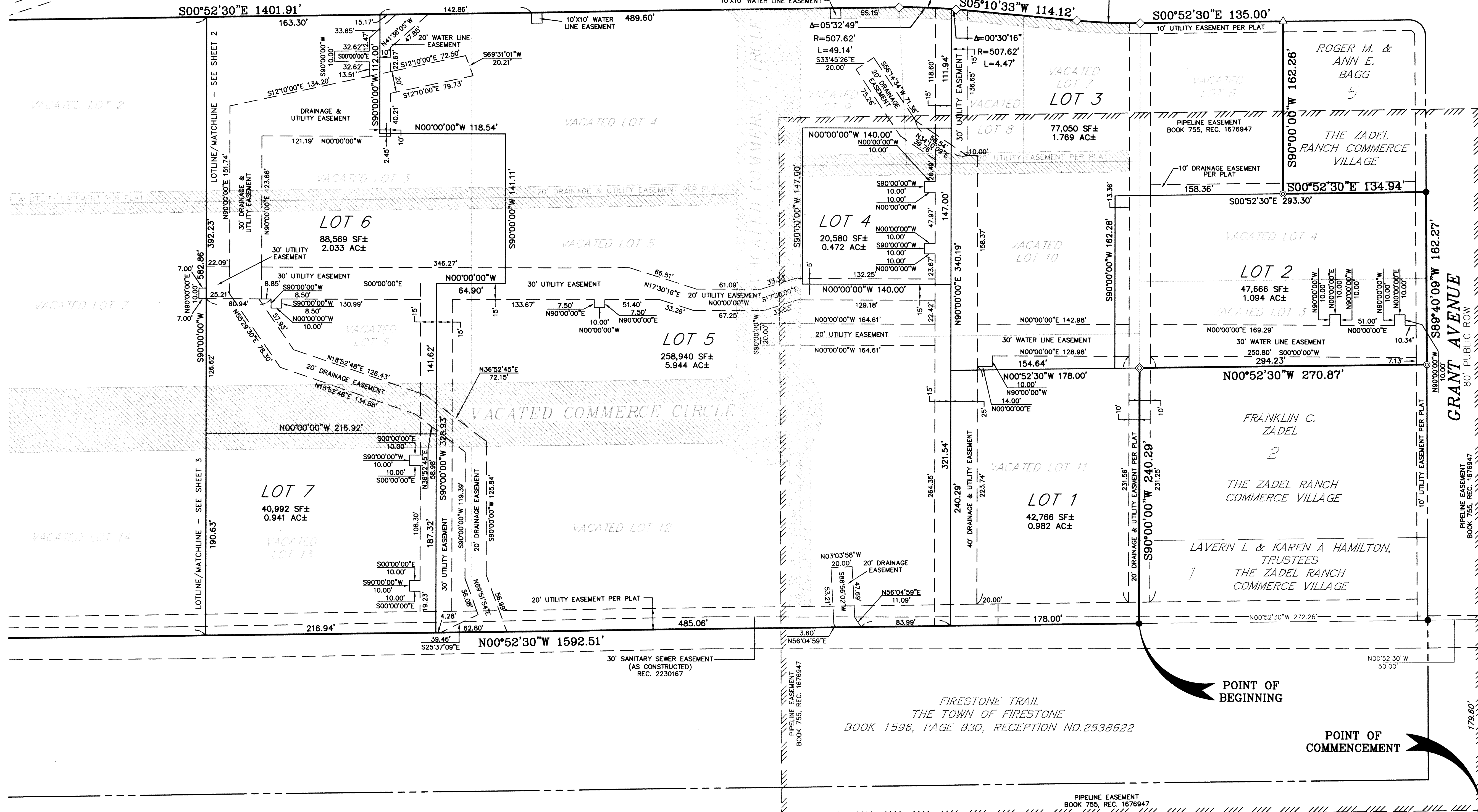
SOUTHWEST CORNER, SECTION 19
FOUND 3.25" BRASS CAP IN
MONUMENT BOX, NOT LEDGIBLE

TOWN OF FIRESTONE
UNPLATTED

FIRST STREET NORTH

60' PUBLIC ROW

10'X10' WATER LINE EASEMENT



EDWARD
ANGELOVICH

EDWARD
ANGELOVICH

DALE E. &
CHARLOTTE L.
HOLLENBAUGH

GERALDINE S.
& GERALD R.
& CAROLINE J.
KERO

EDYTHE M.
JULIAN

ELSIE M.
GREEN

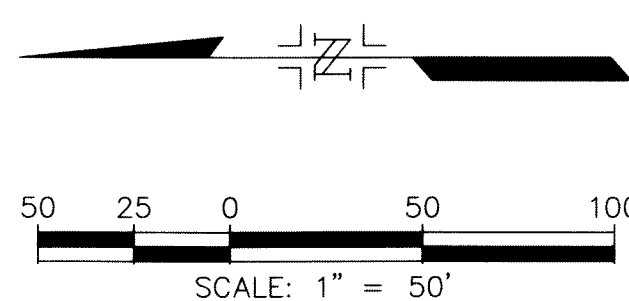
THE TOWN OF FIRESTONE
UNPLATTED

RUSSELL SUBDIVISION
SECOND FILING

LEGEND

- SET 18" LONG, #5 REBAR AND YELLOW PLASTIC CAP, LS 16401
- ◇ FOUND #4 REBAR AND RED PLASTIC CAP, GILLANS LS 30098
- △ FOUND 0.5" IRON BAR
- ⊙ FOUND #4 REBAR AND YELLOW PLASTIC CAP, MTN VALLEY LS 10855
- ◆ FOUND #4 REBAR AND YELLOW PLASTIC CAP, NOT LEGIBLE
- ▨ EASEMENT OR RIGHT OF WAY VACATED BY THIS PLAT

COUNTY ROAD 13




FIRESTONE TRAIL
THE TOWN OF FIRESTONE
BOOK 1596, PAGE 830, RECEPTION NO.2538622

POINT OF
BEGINNING

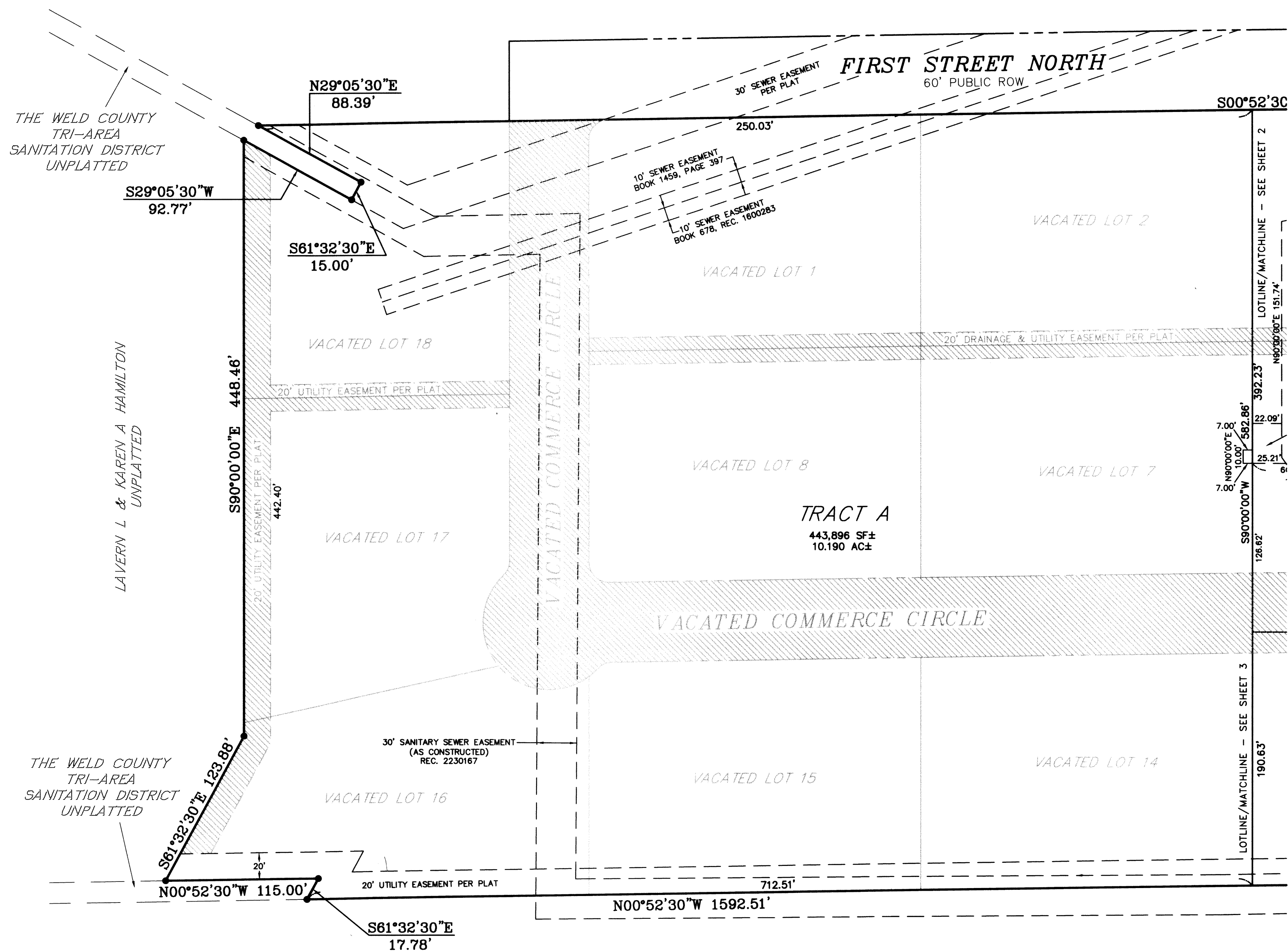
POINT OF
COMMENCEMENT

SOUTHWEST CORNER, SEC.19,
T2N., R67W., 6TH P.M.
FOUND 2.5" ALUMINUM CAP
IN RANGE BOX,
LS 22576

DATE OF PREPARATION	1/12/01	JOB NUMBER	399093.1
ENGINEERS			
ARCHITECTS			
SURVEYORS			
SCIENTISTS			
2696 SOUTH COLORADO BOULEVARD, SUITE 250, DENVER, COLORADO 80222 (303) 692-8483 FAX: (303) 692-0470			

FINAL PLAT
FIRESTONE SAFEWAY
LYING IN THE SOUTHWEST QUARTER OF SECTION 19
TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 3 OF 3

LAVERN L & KAREN A HAMILTON, TRUSTEES
UNPLATTED



LEGEND

- SET #5 REBAR AND YELLOW PLASTIC CAP, LS 16401
- ◇ FOUND #4 REBAR AND RED PLASTIC CAP, GILLANS LS 30098
- △ FOUND 0.5" IRON BAR
- ⊗ FOUND #4 REBAR AND YELLOW PLASTIC CAP, MTN VALLEY LS 10855
- ⊠ FOUND #4 REBAR AND YELLOW PLASTIC CAP, NOT LEGIBLE
- ▨ EASEMENT OR RIGHT OF WAY VACATED BY THIS PLAT

COUNTY ROAD 13

DATE OF PREPARATION 1/12/01 JOB NUMBER 399093.1

ENGINEERS
ARCHITECTS
SURVEYORS
SCIENTISTS

Farnsworth
GROUP
BENCHMARK SURVEYING

2696 SOUTH COLORADO BOULEVARD, SUITE 250, DENVER, COLORADO 80222
(303) 692-8483 FAX: (303) 692-0470